

WARRANTY DEED
Joint Tenancy

019148

KNOW ALL MEN BY THESE PRESENTS, that We, JOHN E. NALE and
CAROL J. NALE, husband and wife of Waterville, County of
Kennebec and State of Maine in consideration of ONE DOLLAR
(\$1.00) and other valuable consideration paid by PEYTON R. HELM
and PATRICIA B. HELM, husband and wife, whose mailing address is
3333 Walnut Street, Philadelphia, PA 10104

TRANSFER
TAX
PAID

the receipt whereof We do hereby acknowledge, do hereby give,
grant, bargain sell and convey unto the said PEYTON R. HELM and
PATRICIA B. HELM, as joint tenants and not as tenants in common,
their heirs and assigns forever,

A certain lot or parcel of land located in Waterville, County of
Kennebec and State of Maine, and being more particularly bounded
and described as follows, to wit:

Being Lot No. 4 as shown on a Plan of MOUNTAIN FARM SUBDIVISION,
survey of land of John E. Nale and Leo F. Poulin, Co., as
recorded in Kennebec County Registry of Deeds, Subdivision File
E-85087 and as approved by the City of Waterville Planning Board
June 17, 1985. Said lot being 3.47 acres.

The above described premises are conveyed subject to the
following restrictions which shall be deemed appurtenant and
therefore running with the land and binding upon the grantees
herein, their heirs, successors and assigns:

- (1) Said lot shall be used for residential purposes with
only one residence and appurtenant structures located
thereon.
- (2) Said lot shall not be further subdivided or divided in
any manner.
- (3) Said lot shall be subject to a 20-foot wide
undisturbed natural buffer zone as measured from the
boundary lines of said lot and being totally located within
the bounds of said lot.
- (4) Said lot shall be subject to an undisturbed natural
buffer zone measuring 200 feet wide and 200 feet deep
beginning at the easterly line of said lot on Upper Main
Street.
- (5) The residence, or other building, including garages,
erected on said lot must provide a space of at least 35
feet on each side of said residence or outbuildings,
including garages, to the respective boundary lines of any
adjoining lot.
- (6) No placards or advertising signs other than those such
as relate to the sale of said property shall be erected or
maintained on said lot or any building thereon.
- (7) No fences or construction of any kind other than a
dwelling, garage or appurtenances shall at any time be
erected in any position to interfere with the view from
residences on adjoining lots.

(8) No horses, cows, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lot or in any building thereon.

Said lot is sold with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land, and for a violation of the terms thereof by the said grantee herein named, or any person or persons holding or claiming by, under or through the aforesaid grantee, the right is expressly reserved to the grantors, their heirs and assigns, or the owner of any lot or lots on said plan of lots to proceed at law or in equity to compel compliance with the terms thereof. The grantors shall not be responsible for the enforcement of the restrictions.

Meaning and intending to convey the same premises conveyed by deed from John E. Nale and Leo F. Poulin Co. to John E. Nale and Carol J. Nale, dated January 3, 1986 and recorded in Kennebec County Registry of Deeds Book 2902, Page 242.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said PEYTON R. HELM and PATRICIA B. HELM, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantees to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said PEYTON R. HELM and PATRICIA B. HELM, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said JOHN E. NALE and CAROL J. NALE, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 19th day of August, 1988.

Signed, Sealed and Delivered
in presence of

Carol J. Nale
to both

John E. Nale
JOHN E. NALE

Carol J. Nale
CAROL J. NALE

STATE OF MAINE
County of Kennebec

August 19, 1988

Then personally appeared the above named JOHN E. NALE and CAROL J. NALE and acknowledged the foregoing instrument to be their free act and deed. Before me,

Carole Levine
Notary Public/~~Attorney at Law~~

CAROLE LEVINE
MY COMMISSION EXPIRES AUGUST 25, 1994

RECEIVED KENNEDIC SS.

1988 AUG 22 AM 9:00

ATTEST: James C. [illegible]
REGISTER OF DEEDS